



**NORTH PARK PLANNING COMMITTEE (NPPC)  
MEETING MINUTES**

**November 21, 2017; 6:30 pm  
2901 North Park Way, 2nd Floor**

[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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**I. Call to Order: 6:32 PM**

**1. Attendance Report**

Member	Kate Callen	Dennis Campbell	Dionné Carlson	Kathleen Ferrier	Daniel Gebreselassie	Robert Gettinger	Peter Hill	Brandon Hilpert	Megan Kucharski	Sarah McAlear	Dang Nguyen	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales
Attendance	1	2		3	4		5	6	7	8	9		10	11	12
Late															
Absences	2	2	2	3		3				3		2	1	1	

**II. Parliamentary Items**

**1. Consent Agenda Item:** Public Facilities/Transportation. Members present: Velasquez, Campbell, Vidales, Hill, Carlson, Gebreselassie, Bonn, Steppke.

a. **Lime Bike Dockless Bike Share Program.** Program geared toward first and last mile transportation, allowing users to find and unlock bikes with their smartphone. Already operating in Imperial Beach, soon to be operating in other cities in San Diego County, and looking to expand into the City of San Diego. **MOTION:** To support in concept the use of Lime Bike in the City of San Diego. Carlson/Gebreselassie 8-0-0

**MOTION:** To approve consent Agenda. Ferrier/PF&T on Consent 12-0-0

**2. Agenda:**

**MOTION:** To adopt agenda as modified with the Bike Sharing Locations item to be heard as the first action item. McAlear/Nguyen 12-0-0

**3. Minutes:** Approval of the October 19, 2017 Minutes.

**MOTION:** To approve October 19, 2017 Meeting Minutes. Callen/Nguyen 11-0-1 (Ferrier abstained due to absence to that meeting)

**4. Treasurer’s Report:** Brandon Hilpert. Current account balance \$968.88

**5. Appointment of NPPC Secretary:** Tabled until January meeting, due to nominee being absent to accept nomination.

III. **Non-Agenda Public Comment:**

1. Brae Canlen – Boundary Street project. Property for sale to build condo/apartment project has generated some conversation on NextDoor. Would like for citizens to have ways to find out about projects like this, short of the media. Would also feel more comfortable knowing that it would come back to NPPC for review.
2. Alison Moss (SANDAG) – North Park MidCity Bikeways. Progress on the 13 miles is continuing. Looking to start construction early 2019, if on schedule. One item yet to be determined is the aesthetics of various components of bend outs, curbs etc. Survey coming out next week.
3. Peter Hill – Probation Department project. Building demo delayed until January, with slab left in place with fencing.
4. Michael Bagnas – Boundary Street project. Feels the project is excessive for that area of North Park. A lot of traffic on a narrow road.

IV. **Announcements & Event Notices:**

1. **Adams Avenue Spirit Stroll.** November 25, 2017 from 2-5 pm on Small Business Saturday
2. **North Park Toyland Parade.** December 2, 2017 from 11 am to 1 pm
3. **Holiday on Adams Avenue.** December 10, 2017 from 1-4 pm at Kensington Park
4. **Mistletoe Market.** Free event, November 30<sup>th</sup>, adjacent to the farmers market.
5. **Thursday Market.** Encouraging people to join the farmers market to keep the market here in North Park.
6. **Small Business Saturday.** North Park is the best place to shop local and support local small businesses.
7. **2017 Outstanding Planning Document Award for North Park Community Plan.** The Association of Environmental Professionals gave the award to the NPPC in October and Chair Vidales wanted to share a copy of the award with the City, therefore Marlon Pangilinan (who worked on the Community Plan) from the Planning Department was in attendance to receive it.

V. **Elected Official Reports & contact Info:**

1. **Jessica Poole, Congresswoman Susan Davis, US Congress Dist. 53,** 619-208-5353, [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov). HR 4441 protects transgendered service members from being discharged. Congresswoman Davis did not support the tax bill that passed the House. Earthquake early warning system is still in testing phases.
2. **Nick Serrano, State Assembly Member Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov)
3. **Toni Duran, State Senator Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
4. **Tyler Renner, Councilmember Chris Ward, City Council Dist. 3,** 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov). *Homelessness temporary campsites* will be closing, and City Council approved funding for more permanent structures, getting 700 people off the street.
  - a. Q: How are people encouraged to move to these facilities. A: working on getting people who are most likely to be housed getting priorities. Each tent will have a different population (veterans, women/kids etc.). You can bring donations to the projects by working with each agency that manages the specific tent.
  - b. Q: Who's keeping data on the homeless that utilize the services? A: Trying to work on the intake system so they don't regional task force). *North Park Mini Park* going to Recreation Council, with Parks and Recreation taking feedback on design. *Short-term vacation rentals* coming up December 10<sup>th</sup>. Interested parties can review the Councilmember's memo on this issue.

5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)  
Marlon Pangilinan reported that the Planning Department is currently working on various community plan updates throughout the City.

VI. **Information Item:**

1. **Update on North Park Property & Business Improvement District (PBID).** Angela Landsberg, Executive Director of North Park Main Street gave a presentation on the next steps on the implementation of the PBID, recently approved by voters and City Council. The PBID is an assessment district which will provide additional services to the North Park area. The services will be funded by an assessment on real property and included on property tax bills. Services will provide direct benefits to those who pay into the PBID. More information can be found at: [www.northparkmainstreet.com/NPPBID](http://www.northparkmainstreet.com/NPPBID).

VII. **Action Items:**

1. **Proposed Locations for Bike Share Stations.** The bike share program is expanding in North Park and the City is requesting input regarding proposed station locations. After discussing language contained in the motion from the Public Facilities Subcommittee meeting, the following motion was made.

**MOTION:**

**A. To support the installation of the following bike sharing stations:**

1. **At 2011 El Cajon Blvd. at SE Corner of El Cajon Blvd. and Florida St. against Dunn Edwards Paint (A10)**
2. **At 2711 El Cajon Blvd. at SE Corner of Oregon St. and El Cajon Blvd. adjacent to bus stop (A11)**
3. **At 3001 El Cajon Blvd. at SE Corner of El Cajon Blvd. and 30th St. (A23)**

**The above 3 locations are proposed with the following conditions:**

- a) **That the advertisement be placed farthest from the intersection**
- b) **That the location does not create an impact on existing street trees**

**B. To recommend alternate locations on the installation of the following bike sharing stations which are MTS proposed locations:**

1. **At 3011 El Cajon Blvd. at El Cajon Blvd. and 30th St. (M6) (we're already approving an alternate location in A3)**
2. **At 3409 30th St. at 30th St. and Upas St. (M9) due to safety issues, but would support an alternate location on or adjacent to the area (possibly 1 block north).**
3. **At 4683 30th St. at 30th St. and Adams Ave. (M11). To support the Adams Avenue Business Association (AABA) proposal to move the proposed bike sharing location for 4683 30th St at 30th St. & Adams Ave. (M11).**

**C. To defer to the University Heights Community Development Corporation (UHCDC) with respect to the proposed bike sharing station location at 4619 Park Blvd.**

**Kucharski/Ferrier 11-1-0 (Callen)**

2. **Request by the North Park Recreation Council for nighttime curfew for certain public parks and to amend Municipal Code Section 63.0120(a).** The North Park Recreation Council voted on January 23, 2017 to "Request approval to add North Park Community Park, Montclair Neighborhood Park, Cedar Ridge Mini Park, and North Park Mini Park to Municipal Code 63.0120(a)" (Nighttime Curfew for Certain Parks and the Spruce Street Pedestrian Bridge). This is a request by the North Park Recreation Council for NPPC support. Lynn Elliott, Chair of the North Park Recreation Council and Lieutenant Ben Kelso were present to answer questions.

*Proposed language for Section 63.0120(a):*

- (a) It is unlawful for any person to be on the grounds of the following parks from midnight until 6:00a.m.: Children's Park, Gaslamp Square Park, Pantoja Park, the Children's Museum Park, Fault Line Park, ~~and~~ Cortez Hill Park-, North Park Community Park, Montclair Neighborhood Park, Cedar Ridge Mini Park, and North Park Mini Park.

Public discussion:

- Audience Member: what does it look like when you implement the curfew, where do they go? A: Issue was raised by increased crime in the parks. Working to try to find them alternate housing within existing structures. Current problem with people in the park after hours.
- Audience Member: Concerned about people bringing in propane tanks etc. for heat and cooking and concerned that it could become a fire risk, in addition to crime.
- Audience Member: What does the police see as the problem, and how can it be addressed?

Board Member discussion:

- Gebreselassie: Current issues are already criminal activities. Afraid we're targeting the homeless population. Worried that we'll just move people from parks to private property and store fronts. Criminalizing the homeless is something you would find in a dictatorship and not in a free society.
- McAlear: does a curfew tie the SDPD hands on timing? A: No, they just approach the contact differently.
- Callen: We entrust subcommittees and citizens with power to make recommendations, she supports the perspective of the community. (They got multiple signatures of support from local neighbors.)
- Ferrier: Cannot support the curfew.
- Taylor: Tends to support the approach that a body who is more aware of the problem has identified a solution for us to consider. Would support.
- Hilpert: What is currently happening to PD's existing problems, Homeless Outreach Team (HOT), Vice, GST etc.? Concerned that adding additional municipal code isn't going to add a solution as we don't have the police resources as it is to enforce current statues.
- Campbell: Is there enough enforcement staff to implement, what would be the difference of crime rates before and after curfew?
- Hill: Did the Recreation Council look at numbers in Downtown before/after? A: No, but with Montclair Park, it gives a reason to stop.
- Kucharski: Hepatitis A concern, bathrooms being closed and access not being available.
- Velasquez: Concern that a curfew criminalizes attendance in park after hours.
- Nguyen: Would any parks be targeted for patrol? A: PD would not open/close. And targeting review, they would not be making it regular but would be based upon calls, and timing.
- Vidales: Asked if parks in other communities have petitions for a curfew in the process, then if yes, would it be better to do a City-wide park curfew?

**MOTION: To deny the request for the Muni Code amendment to North Park Community Park, Montclair Neighborhood Park, Cedar Ridge Mini Park, and North Park Mini Park to Municipal Code 63.0120" (Nighttime Curfew for Certain Parks and the Spruce Street Pedestrian Bridge). Gebreselassie/Campbell: 8-4-0 (Nguyen, Hill, Taylor, Callen)**

VIII. **NPPC Reports.**

1. **Chair's Report**

- a. **Valle Vista Terrace Historic District.** Historic Resources Board (HRB). On November 16, 2017, the City of San Diego Historical Resources Board held the second hearing for the Valle Vista Terrace Historic District. The Board voted to designate the Valle Vista Terrace Historic District under HRB Criterion A as a special element of University Heights' historical

and architectural development with a period of significance of 1907-1942; and under HRB Criterion C as an intact collection of early 20th century architectural styles in both upper and working-class expressions, with a period of significance of 1907-1950. The Board designated the 66 properties identified in the staff report as contributing resources, and also designated the property at 2242 Cliff Street as a contributing resource. Lastly, the Board classified 23 properties as non-contributing resources (the 24 properties identified in the staff report minus the 1 property listed above.) The Board's action to designate the Valle Vista Terrace Historic District will become final 11 business days (December 4, 2017) following the Board's action, unless an appeal to the City Council is filed with the City Clerk within 10 business days (December 1, 2017).

- b. **Community Planners Committee (CPC).** Tuesday, November 28, 2017, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:  
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
- i. *Affordable Housing Regulations.* Vice Chair Campbell gave an overview of the regulations: their purpose, when supplemental Neighborhood Development Permit regulations apply, and deviations. Also talked about process: expedite vs. standard.
  - ii. *11<sup>th</sup> Land Development Code Update.* Based upon CPS's recommendation, the Planning Department has agreed to reduce the threshold amount for Public Improvements Incidental to a Building Permit from their proposed \$150,000 to CPC's suggested \$100,000. However, they are still recommending ministerial approval for all RM lot consolidations.
  - iii. Keeping historic portions of properties would allow a bonus, so they're not penalized for keeping historic buildings.
- The 11/28 Meeting will cover the following topics:
- iv. *Online Zoning Portal.* Go to: <https://business.sandiego.gov/>. It will pop up some neat maps.
  - v. *CIP Prioritization After-Action Report.* Staff are open to more ideas. In fact, they hope to bring IT staff to the meeting to hear CPC's comments. However, this is about the process, not specific projects which are still working their way through the budget.
  - vi. *Utility Undergrounding Master Plan.* Moving forward. Transportation and Storm Water will outline the upcoming revised Utility Undergrounding Master Plan. After its release, they will seek community specific comments, but before then they want to explain the underlying factors guiding the new plan
  - vii. *Changes to Park & Recreation Councils.* Will discuss recent issues surrounding funding of Recreation Councils. Recreation Councils are not under the purview of CPGs, but well-functioning parks are a vital component of our neighborhoods
  - viii. *Expanded Staff Report.* Nancy Graham will give an expanded staff report to remind us about various City policies we must follow.

2. **Social Media** Brandon Hilpert

3. **NPPC Website Update** Brandon Hilpert

4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)

- a. Urban Design/Project Review (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting January 3, 2018
  - i. Proposed cellphone network equipment installation at Texas & Howard, on building under construction on west side of Texas. Subcommittee found proposal bulky & dominating; asked presenter to return with alternatives. Specific request to consider incorporating public art.
  - ii. Proposed single family home on Environmentally Sensitive Lands on Felton near Juniper. Presentation difficult and incomplete and presenter had difficulty answering questions. Subcommittee asked him to return better prepared.

b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Dennis Campbell Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting January 10, 2018

5. **Liaisons Reports:** Limited to 1 Min. Max per Report

- a. Balboa Park Committee, Rob Steppke. Info item for bike share. Rock and Roll marathon, solar panels installation, benefits study by conservancy.
- b. Maintenance Assessment District, Peter Hill. *FY2019 Draft budget* presented by staff and discussed. Staff will return in December with requested revisions. Discussed Planning Dept. response to draft NPPC Bylaws revisions concerning the MAD.
- c. North Park Main Street, Robert Gettinger. No report
- d. Adams Avenue Business Association, Dionne Carlson. No report
- e. El Cajon Boulevard Business Improvement Assoc., Dang Nguyen. Fair at 44 celebrated 1 year anniversary; Little Saigon pavers update.
- f. Community Review Board for Police Practices, Brandon Hilpert. No report.

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is January 16, 2018.

X. **Adjournment.** Meeting adjourned at 9:01 PM.